

15 Links View

PORT SETON, PRESTONPANS, EAST LoTHIAN, EH32 0EY



*Beautifully presented Three Bedroom
Semi-Detached Family Home*



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McEwan Fraser Legal is delighted to present this three-bedroom fully modernised semi-detached, family home.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area which is flooded with natural light coming from the front and flooding through from the rear. The living room has two points of access and is a very comfortable family living space with various possibilities for furniture arrangements.
- Fully equipped open plan kitchen/dining room which benefits from extensive upgrades carried out by the current owners. The kitchen has been finished to a very high standard with silestone worktops, oven, integrated appliances and ample dining space along with direct access to the private rear garden and a pocket sliding door into the living area.

THE KITCHEN/DINER



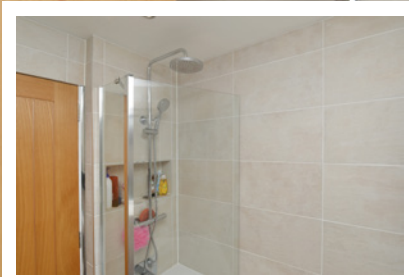
THE UTILITY





- The house has three spacious bedrooms, two of which are generous doubles and the third bedroom is a well-proportioned single room.
- Keeping in the theme of the rest of the house the bathroom won't disappoint as this too has been upgraded and is fitted with a modern three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

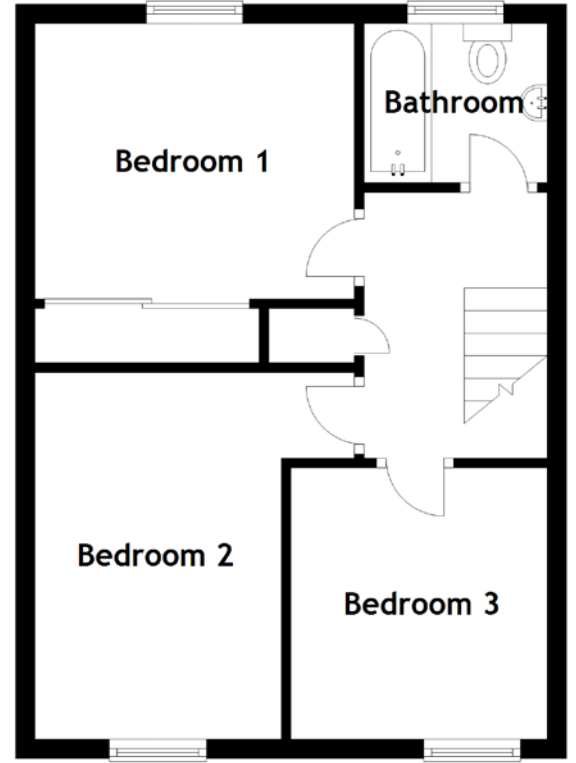
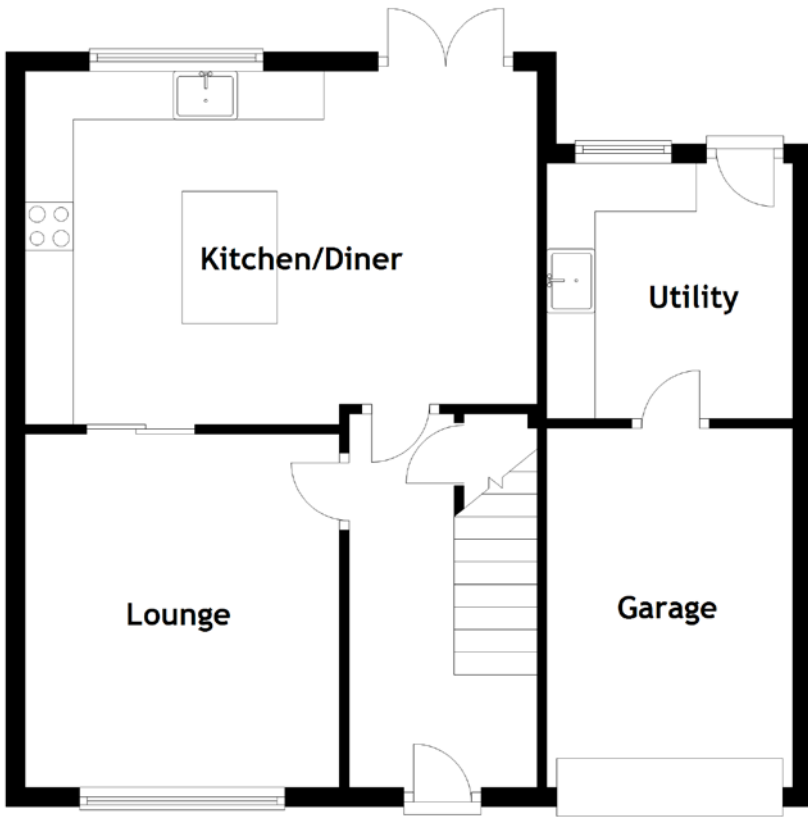


In addition to the internal space the property further benefits from a well-equipped outdoor shed which is fully connected to Wi-Fi and power making for an excellent home working space. The property also has adequate off-street parking as well as free on-street parking for visitors and has modern double-glazing windows and gas central heating, making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

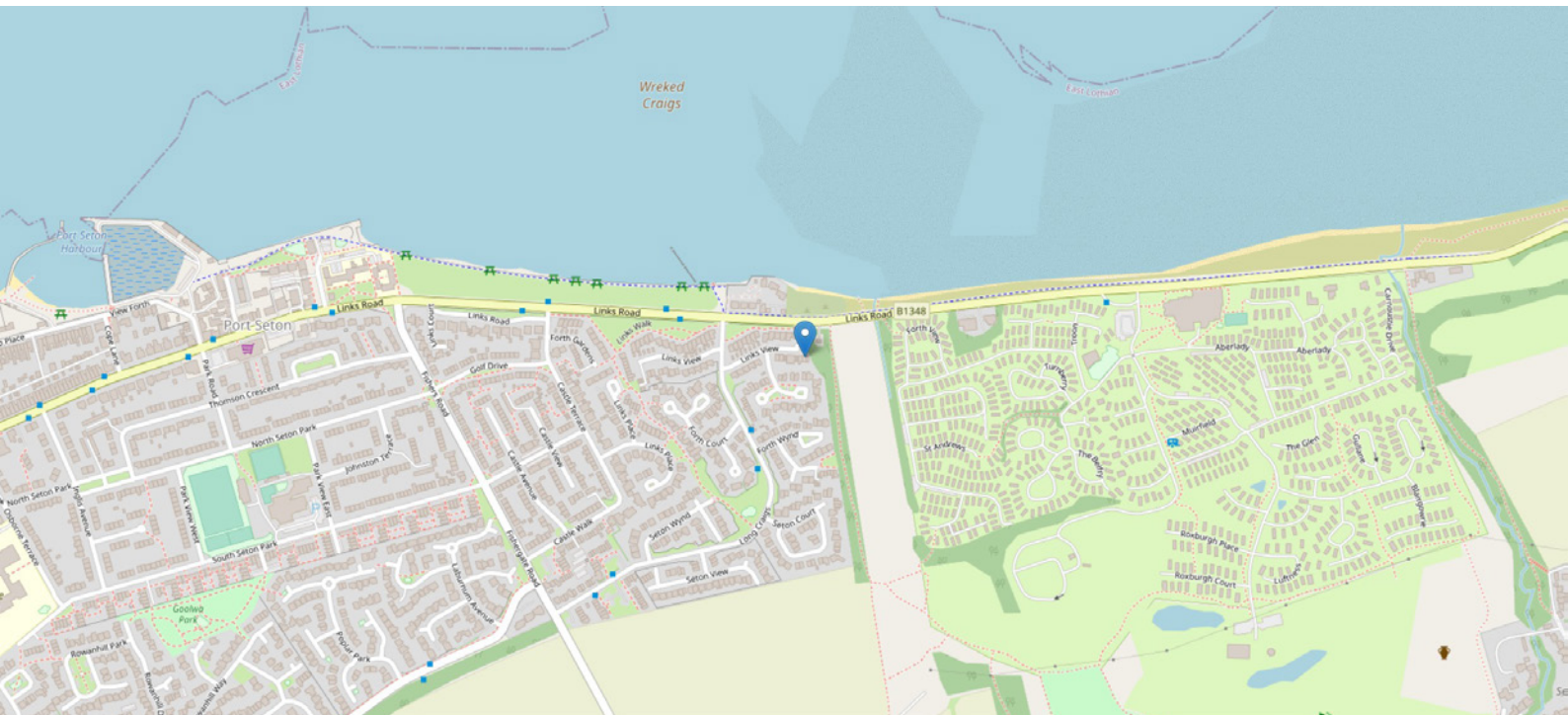


Approximate Dimensions
(Taken from the widest point)

Lounge	3.66m (12') x 3.26m (10'8")
Kitchen/Diner	5.31m (17'5") x 3.66m (12')
Utility	2.65m (8'8") x 2.55m (8'4")
Bathroom	1.90m (6'3") x 1.65m (5'5")

Bedroom 1	3.31m (10'10") x 3.01m (9'11")
Bedroom 2	3.80m (12'6") x 3.31m (10'10")
Bedroom 3	2.81m (9'3") x 2.66m (8'9")
Garage	3.72m (12'2") x 2.55m (8'4")

Gross internal floor area (m²): 84m²
EPC Rating: C



THE LOCATION

Port Seton is a charming coastal village nestled in the heart of East Lothian, Scotland. This picturesque settlement is blessed with stunning views of the North Sea and offers a serene and inviting atmosphere that captures the essence of coastal living. The village boasts a quaint harbour that serves as a testament to its maritime heritage. Fishing boats gently sway in the rhythm of the tides, while colorful houses line the waterfront, creating a delightful postcard-like scene. The sound of seagulls fills the air, adding to the maritime ambience and inviting visitors to immerse themselves in the coastal experience.





Wandering through the village's narrow streets, you'll find a mix of historic architecture and modern amenities, blending the past and present seamlessly. Charming stone buildings with slate roofs house local shops, cafes, and friendly establishments, creating a sense of warmth and community. The village exudes a sense of tranquillity, making it a perfect destination for those seeking a peaceful escape from the bustle of everyday life.

For nature enthusiasts, Port Seton offers access to pristine sandy beaches where the gentle lapping of waves provides a soothing backdrop. Taking a leisurely stroll along the coast, you can breathe in the salty sea breeze and relish in the panoramic views of the expansive horizon.

Beyond the immediate village, the surrounding East Lothian countryside offers a range of outdoor activities. Walking trails, golf courses, and nature reserves abound, inviting exploration and adventure. Visitors can immerse themselves in the region's natural beauty, from the rolling hills to the lush farmlands, experiencing the full spectrum of Scotland's landscapes.

In summary, Port Seton is a hidden gem along the East Lothian coastline, a place where maritime heritage, natural beauty, and a sense of community come together. Whether you're looking to unwind by the sea, explore charming streets, or discover the rich history of the region, Port Seton has something to offer for every traveller seeking an authentic Scottish coastal experience.




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